

**Town of Westfield
Planning Board
MINUTES
July 1, 2019**

The Westfield Planning Board met on July 1, 2019 at 7:30 pm in the Council Chambers in the Westfield Municipal Building, 425 East Broad Street, Westfield, NJ.

In compliance with Chapter 231 P.C. OPEN PUBLIC MEETINGS ACT in the State of New Jersey, adequate notice of this meeting was provided to all members of the Planning Board and the newspapers that have been designated to receive notice, the Star Ledger and the Westfield Leader.

Chairman Newell called the meeting to order and opened the meeting by calling all present to join in the Pledge of Allegiance to the Flag.

ROLL CALL:

PRESENT: Robert Newell, Mayor Shelley Brindle, Michael La Place, Michael Ash, Linda Habgood, Anastasia Harrison, Matthew Ceberio, Ross Goldstein, Ann Freedman

ABSENT: Darielle Walsh, Kris McAloon

ALSO PRESENT: Alan Trembulak, Planning Board Attorney, and Linda Jacus, Administrative Secretary

ADOPTIONS OF MINUTES:

Chairman Newell called for a motion to adopt the minutes of the June 3, 2019 meeting. Michael Ash made a motion to adopt; Ann Freedman seconded.

ALL IN FAVOR: Robert Newell, Mayor Shelley Brindle, Michael La Place, Michael Ash, Linda Habgood, Anastasia Harrison, Matthew Ceberio, Ross Goldstein, Ann Freedman

OPPOSED: None

ABSTAINED: None

ABSENT: Darielle Walsh, Kris McAloon

Motion carried.

ADOPTION OF RESOLUTIONS:

None.

EXTENSION OF TIME:

PB 12-20, Stop & Shop Supermarket, LLC., 195, 203, 219 & 233 Elm Street, Block 2505, Lots 4, 5, 6, & 7

Applicant is requesting an extension of approval of time.

Alan Trembulak stated the attorney for Stop & Shop requested an extension of the statutory protective period for the site plan approval. The Board agreed to grant a one-year extension of the protective period, which will run through July 21, 2020. The Board was not willing to grant a 3-year extension, as the preference is to have the applicant return to the Board to do yearly extensions, if necessary.

Chairman Newell called for a motion. Michael Ash made a motion to adopt; Ann Freedman seconded.

ALL IN FAVOR:	Robert Newell, Mayor Shelley Brindle, Michael La Place, Michael Ash, Linda Habgood, Anastasia Harrison, Matthew Ceberio, Ross Goldstein, Ann Freedman
OPPOSED:	None
ABSTAINED:	None
ABSENT:	Darielle Walsh, Kris McAloon

Motion carried.

Extension approved.

NEW APPEALS:

PB 19-05 Peter Francis, 203, 209, 215 Ross Place, Block 3007, Lots 3, 4 & 5 4/18/2019
Applicant is seeking approval to merge three separate lots into one and construct three separate buildings containing a total of 10 residential townhouses. **Application deemed complete May 28, 2019. 120 day decision date is September 25, 2019.**

Frederick Zelle, Esq. (88 South Finley Avenue, Basking Ridge) appeared on behalf of the applicant. Mr. Zelle stated there are three existing multi-family buildings, on three separate lots, that are located in the RP-AHO overlay zone. All buildings will be demolished, and the three lots will be merged into one lot. The applicant is proposing to construct 3 buildings, containing a total of 10 townhouses. In lieu of affordable units, \$111,000 will be paid into the affordable housing trust fund. There are not any variances being requested, and the proposed design is based on a concept plan contained within the settlement agreement between the Town, Fair Share Housing Center, and property owner.

Chairman Newell swore in Anthony Gallerano (320 North Avenue East, Cranford). The Board accepted Mr. Gallerano's credentials as a licensed engineer.

Mr. Gallerano went through the plans with the Board, and described the surrounding conditions. An aerial photo was marked as Exhibit A-1. He stated the subject site is 3 contiguous properties which total 46,818 square feet. The property fronts on Ross Place, and is bounded by Carleton Road and Boulevard. All three existing multi-family buildings will be demolished and the three separate lots will be merged into one. Exhibit A-2, Sheet 2 of the site plan, and Exhibit A-3, a colorized version of the site plan was marked. The property is an L-shaped parcel, and the surrounding area is a mix of single family and multifamily homes. Mr. Gallerano stated the subject property is located in the Ross Place Affordable Housing Overlay District, which was created by an ordinance adopted in March 2018. The zoning regulations are based on a concept plan which was part of the settlement agreement between the Town, Fair Share Housing Center,

and the property owner. There will not be any affordable units on site so \$111,000 will be paid into the affordable housing trust fund. The applicant is proposing 3 buildings with a total of 10 units. There will be 2 buildings that will have 4 units each, and 1 building that will contain 2 units. Each unit will have its own garage, and there are 22 parking spaces proposed for the site, which comply with RSIS standards. Substantial landscaping and screening are proposed which will consist of foundation plantings, ornamental and shade trees, and shrub plantings. Mr. Gallerano stated the retaining wall proposed will be redesigned to comply with the ordinance requirement of being setback at least one foot from the property line for each foot of height. Only a single pole-mounted fixture is being proposed which will illuminate the 7-space parking area, and the fixture height will be 10 feet. Additional lighting will include wall mounted fixtures at a 10-foot mounting height. An underground detention basin is proposed to manage the runoff from the proposed site, and it will mimic the existing drainage patterns.

The Board was concerned with the number of trees being removed at the site, and recommended the Tree Preservation Commission review the tree removal plan. It was requested the blue stone sidewalks be preserved if possible. Additional concerns included water runoff, the amount of impervious surface, and who would be responsible for the maintenance of the storm water management system.

Chairman Newell swore in Peter Francis (209 Ross Place). Mr. Francis stated the building at 203 Ross Place is a legal 6-family. 209 Ross Place is a mixed-use building with 15-units. Mr. Francis stated he has owned 209 Ross Place for over 35 years, there is an apartment on the first floor and offices, which are now vacant because of the proposed project. 215 Ross Place is a three-family dwelling where one person currently resides and is in the process of moving. Mr. Francis stated he would be responsible for the maintenance of the storm water system until a homeowner's association is established.

Open to public questions.

Anthony Valles (532 Carleton Road) stated he is concerned about a number of dead trees on the site and one is leaning towards his property.

Closed to public questions.

Chairman Newell swore in Roger Winkle (947 Park Avenue, Plainfield). The Board accepted Mr. Winkle's credentials as a licensed architect.

Mr. Winkle stated the existing buildings on the site are old and in disrepair. The proposed project consists of three buildings, and each unit will be two story units, about 1,900 square feet. The buildings are designed to look like a single-family home. The first floor of each unit will have a family room, dining room, and kitchen area. There is a half bath and a mudroom, with steps that go to the garage. The garage is at the rear of the units. The second floor consists of three bedrooms, which includes a master bedroom and bathroom, two bedrooms and a shared bathroom. An unfinished attic is proposed which would have very limited space and would be used for storage. Exhibit A-4, color renderings of the elevations were marked. The materials that will be used will be hardie plank siding with stone and brick, and there will not be any

stucco or vinyl. Mr. Winkle stated the porches were made smaller, 3x6, to meet the front yard setback requirement. It was agreed by the Board the applicant should make the porches functional, variance relief was granted for up to 2 feet for the setback of the porches, subject to review of the site plan review committee. Exhibit A-5, A-6, and A-7, revised elevations for building three were marked; it was incorrectly printed as a fourplex. Building three the floorplan is the same except for the bay window and the elevation is different because it is half the width of the other buildings.

Open to public questions. None. Closed to public questions.

It was requested by the Board the applicant even out the parking to make the spots line up for building 1. The applicant agreed to reduce the bump out for building 1 to one foot so the parking spots will line up, and provide additional screening to screen the parking in the front yard.

Open to public comments. None. Closed to public comments.

The Board was concerned about establishing front yard parking as a precedent, as well as the number of trees being removed. There are several large trees being taken down, including a large sycamore tree, which should be saved if possible. Upon approval, the application would subject to the following conditions: save the blue stone sidewalks if possible, the application is subject to review by the Tree Preservation Commission, the owner/homeowners association will be responsible for stormwater management on the property, the site lighting will be 3k instead of 4 k, the application is subject to review of the Architectural Review Board, the gables will be shingle style to reduce the scale, the applicant will adhere to the six comments in Don Sammet's report, the site plan review committee will review the porches, which are subject to a 2 foot variance, the applicant will comply with the look-a-like ordinance, building 1 will have a one foot bump out instead of a two foot bump out to accommodate the change in parking, additional screening will provided in the front yard parking area on Carleton Road, the applicant will file a deed merging the three lots into one lot, all conditions will be complied with in the engineer's memo dated July 1, 2019, the retaining wall will be relocated to comply with the setbacks in Section 12.08H of the ordinance, the applicant will make payment of \$111,000 in lieu of affordable housing units and payment will be made in accordance with the ordinance, approval of a variance will be granted for up to two feet to provide deeper porches, and all homeowners association documents will be submitted to the board attorney for review and approval.

Chairman Newell called for a motion. Michael La Place made a motion to adopt; Anastasia Harrison seconded.

ALL IN FAVOR:	Robert Newell, Mayor Shelley Brindle, Michael La Place, Michael Ash, Linda Habgood, Anastasia Harrison, Matthew Ceberio, Ross Goldstein, Ann Freedman
OPPOSED:	None
ABSTAINED:	None
ABSENT:	Darielle Walsh, Kris McAloon

Motion carried.

Application approved with conditions.

OTHER BUSINESS:

H2M update on the Master Plan Reexamination.

Jeff Janota updated the Board on the master plan reexamination. He stated we had great conversations with the public. There have been 62,000 responses to the survey and over 4,000 comments. There will be two additional town wide meetings in Sept/Oct, in addition to attending one more public event. The upcoming town wide meetings will be used to discuss some issues brought forward by the public, to answer questions, to show the public how we are approaching their concerns, and why we are not pursuing some of the questions the public had. Mr. Janota went through the community summary results with the Board, and stated a preliminary draft of the reexamination report will be given to the Planning Board for comments prior to the vote on the final version in December.

There being no further business, a motion to adjourn was made, seconded and carried. The meeting adjourned at 10:54 pm.

Respectfully Submitted,

Linda Jacus
Administrative Secretary